

# TO LET.

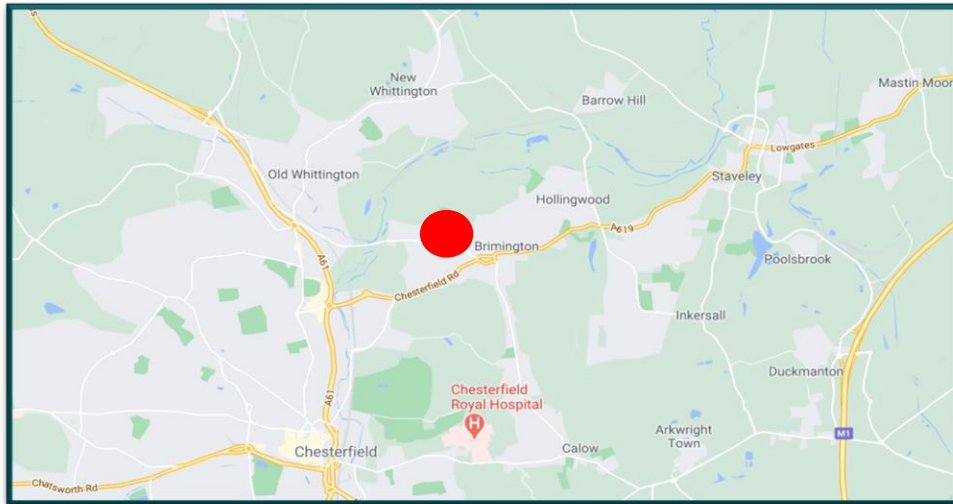


*Industrial / Warehouse Units in Established Location. 2,305 – 4,733 sq ft.*

**Devonshire Industrial Hamlet, Station Road, Brimington,  
Chesterfield, S43 1JU.**

## Location.

The property is located off Station Road (B6050) which is easily accessible from the A619 (Chesterfield Road). The A619 provides direct access to the A61 (Chesterfield Bypass) which in turn provides excellent links to Sheffield to the North and also Junction 29 of the M1 motorway.



## Description.

The available premises comprise of an industrial / warehouse unit of steel frame construction finished to a specification including:

- Roller shutter loading doors to each unit.
- Three phase power.
- W/C facilities.
- Mezzanine floor to Unit 6B.
- Ground floor showroom area to Unit 6A.
- Fitted office accommodation to the first floor of Unit 6A.
- Good-sized secure yard area with car parking.

## Accommodation.

From the measurements taken on site, we understand that the unit comprises of the following Gross Internal Areas (GIA):

| Description  | Sq. M         | Sq. Ft       | Mezzanine (Sq. Ft) |
|--------------|---------------|--------------|--------------------|
| Unit 6A      | 214.19        | 2,305        |                    |
| Unit 6B      | 225.65        | 2,428        | 1,059              |
| <b>Total</b> | <b>439.84</b> | <b>4,733</b> |                    |

The units can be split or combined to suit potential occupier requirements.

## Terms.

The property is available to let by way of a new lease direct from the landlord on terms to be agreed.

## Quoting Rent.

**POA** – Please speak to the agent regarding availability and price.

## Service Charge.

There will be a service charge payable to contribute to the overall maintenance of the common areas within the estate.

## Rateable Value.

Interested parties should verify the rates payable with the rating office.

Rates payable for 2025/2026 are 49.9p in the £.

## Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.

## EPC.

The units have the following EPC Ratings:

6A: C69

6B: TBC following new EPC

## Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.





# Contact.



For further information, or to arrange a viewing, please contact agents Knight Frank.

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